



PROPERTY DETAILS REPORT

St. Louis County, Minnesota



Date of Report: 5/14/2025 10:34:52 PM

| General Details | | | | | | | |
|---|--|-------------------------------------|-------------|-----------------|----------------------------------|-----------------|---------------------|
| Parcel ID: | 752-0010-02691 | | | | | | |
| Document: | Abstract - 1366785 | | | | | | |
| Document Date: | 10/25/2019 | | | | | | |
| Legal Description Details | | | | | | | |
| Plat Name: | UNORGANIZED 55-21 | | | | | | |
| Section | Township | Range | Lot | Block | | | |
| 17 | 55 | 21 | - | - | | | |
| Description: | NE1/4 OF NE1/4 COMM WHERE ELY R/W LINE OF STATE HWY #73 INTERSECTS A LINE 500 FT S OF & PARALLEL TO N LINE OF NE1/4 OF NE1/4 THENCE SWLY ALONG SAID ELY R/W LINE 145 FT TO PT OF BEG THENCE ELY PARALLEL TO SAID N LINE 120 FT THENCE SLY PERPENDICULAR TO N LINE 500 FT THENCE WLY PARALLEL TO N LINE 368 FT MORE OR LESS TO ELY R/W OF HWY #73 THENCE NELY ALONG SAID R/W 650 FT MORE OR LESS TO PT OF BEG | | | | | | |
| Taxpayer Details | | | | | | | |
| Taxpayer Name | KOSKI HOLLY L | | | | | | |
| and Address: | 1876 HWY 73 HIBBING MN 55746 | | | | | | |
| Owner Details | | | | | | | |
| Owner Name | KOSKI HOLLY L | | | | | | |
| Payable 2025 Tax Summary | | | | | | | |
| 2025 - Net Tax | | | | \$465.00 | | | |
| 2025 - Special Assessments | | | | \$85.00 | | | |
| 2025 - Total Tax & Special Assessments | | | | \$550.00 | | | |
| Current Tax Due (as of 5/13/2025) | | | | | | | |
| Due May 15 | | Due October 15 | | | Total Due | | |
| 2025 - 1st Half Tax \$275.00 | | 2025 - 2nd Half Tax \$275.00 | | | 2025 - 1st Half Tax Due \$275.00 | | |
| 2025 - 1st Half Tax Paid \$0.00 | | 2025 - 2nd Half Tax Paid \$0.00 | | | 2025 - 2nd Half Tax Due \$275.00 | | |
| 2025 - 1st Half Due \$275.00 | | 2025 - 2nd Half Due \$275.00 | | | 2025 - Total Due \$550.00 | | |
| Parcel Details | | | | | | | |
| Property Address: | 1876 HWY 73, HIBBING MN | | | | | | |
| School District: | 701 | | | | | | |
| Tax Increment District: | - | | | | | | |
| Property/Homesteader: | - | | | | | | |
| Assessment Details (2025 Payable 2026) | | | | | | | |
| Class Code (Legend) | Homestead Status | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 204 | 0 - Non Homestead | \$21,200 | \$19,800 | \$41,000 | \$0 | \$0 | - |
| Total: | | \$21,200 | \$19,800 | \$41,000 | \$0 | \$0 | 410 |



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Land Details

| | |
|--------------------|-----------------------------|
| Deeded Acres: | 2.81 |
| Waterfront: | - |
| Water Front Feet: | 0.00 |
| Water Code & Desc: | W - DRILLED WELL |
| Gas Code & Desc: | - |
| Sewer Code & Desc: | S - ON-SITE SANITARY SYSTEM |
| Lot Width: | 0.00 |
| Lot Depth: | 0.00 |

The dimensions shown are not guaranteed to be survey quality. Additional lot information can be found at <https://apps.stlouiscountymn.gov/webPlatsIframe/frmPlatStatPopUp.aspx>. If there are any questions, please email PropertyTax@stlouiscountymn.gov.

Improvement 1 Details (MH)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|-------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| MANUFACTURED HOME | 1971 | 924 | 924 | - | SGL - SGL WIDE |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|----------------|
| BAS | 0 | 14 | 66 | 924 | POST ON GROUND |
| CN | 0 | 8 | 8 | 64 | POST ON GROUND |
| DK | 0 | 5 | 8 | 40 | POST ON GROUND |
| DK | 0 | 8 | 12 | 96 | POST ON GROUND |

| | | | | |
|------------|---------------|------------|-----------------|-------------------|
| Bath Count | Bedroom Count | Room Count | Fireplace Count | HVAC |
| 1 BATH | - | - | - | CENTRAL, FUEL OIL |

Improvement 2 Details (8x12 st)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| STORAGE BUILDING | 2002 | 96 | 96 | - | - |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|----------------|
| BAS | 0 | 8 | 12 | 96 | POST ON GROUND |

Improvement 3 Details (GARAGE)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| GARAGE | 0 | 240 | 240 | - | DETACHED |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|---------------|
| BAS | 0 | 12 | 20 | 240 | FLOATING SLAB |

Improvement 4 Details (SLEEPER)

| Improvement Type | Year Built | Main Floor Ft ² | Gross Area Ft ² | Basement Finish | Style Code & Desc. |
|------------------|------------|----------------------------|----------------------------|-----------------|--------------------|
| SLEEPER | 2009 | 96 | 96 | - | - |

| Segment | Story | Width | Length | Area | Foundation |
|---------|-------|-------|--------|------|----------------|
| BAS | 0 | 8 | 12 | 96 | POST ON GROUND |

Sales Reported to the St. Louis County Auditor

| Sale Date | Purchase Price | CRV Number |
|-----------|----------------|------------|
| 10/2019 | \$36,000 | 234603 |
| 08/2006 | \$44,000 | 174304 |
| 09/2004 | \$45,000 | 162232 |



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| Assessment History | | | | | | | |
|--------------------|------------------------|---------------------|---------------------------------|-----------------|---------------------|------------------|------------------|
| Year | Class Code (Legend) | Land EMV | Bldg EMV | Total EMV | Def Land EMV | Def Bldg EMV | Net Tax Capacity |
| 2024 Payable 2025 | 204 | \$21,200 | \$20,000 | \$41,200 | \$0 | \$0 | - |
| | Total | \$21,200 | \$20,000 | \$41,200 | \$0 | \$0 | 412.00 |
| 2023 Payable 2024 | 204 | \$21,200 | \$20,000 | \$41,200 | \$0 | \$0 | - |
| | Total | \$21,200 | \$20,000 | \$41,200 | \$0 | \$0 | 412.00 |
| 2022 Payable 2023 | 204 | \$20,100 | \$16,700 | \$36,800 | \$0 | \$0 | - |
| | Total | \$20,100 | \$16,700 | \$36,800 | \$0 | \$0 | 368.00 |
| 2021 Payable 2022 | 204 | \$19,800 | \$15,200 | \$35,000 | \$0 | \$0 | - |
| | Total | \$19,800 | \$15,200 | \$35,000 | \$0 | \$0 | 350.00 |
| Tax Detail History | | | | | | | |
| Tax Year | Tax | Special Assessments | Total Tax & Special Assessments | Taxable Land MV | Taxable Building MV | Total Taxable MV | |
| 2024 | \$451.00 | \$85.00 | \$536.00 | \$21,200 | \$20,000 | \$41,200 | |
| 2023 | \$439.00 | \$85.00 | \$524.00 | \$20,100 | \$16,700 | \$36,800 | |
| 2022 | \$449.00 | \$85.00 | \$534.00 | \$19,800 | \$15,200 | \$35,000 | |

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